

CB Richard Ellis

Prepared For: TIAACREF
Prepared By: Kim Brown
Property ID: 6335aa
Property RSF: 227,175
Cost Center(s) RSF: 227,175

SOUTH FRISCO VILLAGE

2008 Operating Expense Adjustment Invoice

Software: Kardin Budget System
Version: 28.06
File: 6335AAR1.RFC
Date: 3/9/2009
Page: 14 of 31

Suite	Tenant	Comm	Exp	Lease RSF
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F600 Circuit City #3264

9/20/2001 1/31/2017 32,746

Charge Code	Expense Pool	Denom. Sq. Ft.	Recov. Expenses	Pro-Rata Share	Tenant's Share	Min. Amt	Admin. Amt	Expenses before Cap	Cap Name	Cap Adjust	Adjusted Tenant Share	Occup. %	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Amount
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c.insur INSURANCE - ALL	227,175	26,042	14.4444%	3,754	0	0	3,754	0	3,754	12,0000	12 Months	3,753.76					
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Total for c.insur: 3,754 0 3,754 0 3,754 3,753.76 0.00 0.00 3,753.76 0.00

Charge Code	Expense Pool	Denom. Sq. Ft.	Recov. Expenses	Pro-Rata Share	Tenant's Share	Min. Amt	Admin. Amt	Expenses before Cap	Cap Name	Cap Adjust	Adjusted Tenant Share	Occup. %	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Amount
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c.opexp CAM - Electric Only	227,175	66,508	14.4444%	9,587	0	0	9,587	0	9,587	12,0000	12 Months	9,586.73					
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c.opexp CAM - Exc Roof, Tr. H	227,175	136,343	14.4444%	19,653	0	983	20,636	Ircuit City	-5,266	15,370	12,0000	12 Months	15,369.59				
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c.opexp CAM - Water	227,175	39,711	14.4444%	5,724	0	0	5,724	0	5,724	12,0000	12 Months	5,724.04					
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c.opexp CAM Trash	227,175	23,426	14.4444%	3,377	0	169	3,545	Ircuit City	-905	2,641	12,0000	12 Months	2,640.71				
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Total for c.opexp: 38,340 1,151 39,492 -6,171 33,321 33,321.07 0.00 31,319.99 2,001.08 0.00

Charge Code	Expense Pool	Denom. Sq. Ft.	Recov. Expenses	Pro-Rata Share	Tenant's Share	Min. Amt	Admin. Amt	Expenses before Cap	Cap Name	Cap Adjust	Adjusted Tenant Share	Occup. %	Total Reimb.	Free Reimb.	Amount Billed	Balance Due	Monthly Amount
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c.retax TAX	227,175	910,964	14.4444%	131,310	0	0	131,310	0	131,310	131,310	0	131,310.03	0.00	0.00	131,310.03	0.00
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Total for c.retax: 131,310 0 131,310 0 131,310.03 0.00 0.00 131,310.03 0.00

Total for Circuit City #3264:																137,064.87	0.00
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CapName	Cap Amount	Cap PSF
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Circuit City 18,010 \$0.55